



Town Council Agenda Report

SUBJECT: Quasi Judicial Hearing: Rezoning

CONTACT PERSON/NUMBER

Name: Jason Eppy, Planner II
Phone: (954) 797-1108

TITLE OF AGENDA ITEM:

ZB 11-1-99 - "Pine Island Park", Town of Davie, petitioner/owner - 3800 SW 92nd Avenue - Generally located between Pine Island Road and SW 92nd Avenue, south of SW 36th Street and north of Orange Drive.

REPORT IN BRIEF:

In January 1994, the Town purchased 74.84 acres of land contiguous to the 32 acre Pine Island Park, zoned AG, Agricultural with plans to expand the park facilities when funding became available. In November 1998, a bond issue was approved earmarking \$8,000,000 for expansion of the park facilities. Therefore, the Town of Davie seeks to rezone the newly acquired 74.84 acres of land to the RS, Recreation/Open Space District, to accommodate these facilities.

Staff finds that the proposed rezoning is compatible with the adjacent and planned uses as follows: the small residential area to the west will be buffered by the existing facilities; Pine Island Lakes Townhomes, located at the southeast corner of the site, will be buffered by a heavily landscaped berm, approximate 70 feet wide, and approximately 150 feet of green area between the berm and the future ball field; the multi-family developments to the east will also be buffered by a landscape berm, Pine Island Road and an approximate 50 foot wide canal; and the homes to the north are buffered by an approximate 70 foot wide canal, a landscape berm and SW 36th Street.

According to Broward County traffic generation rates, the new park facilities could generate 1,796 trips per day, versus 715 trips per day if developed as single family homes. Currently, Orange Drive between 100th Avenue and Pine Island Road is operating at a Level of Service (LOS) A, with A being the best. Between Pine Island Road and University Drive, Orange Drive is operation at a LOS of B. Pine Island Road, between Orange Drive and Nova Drive is operating at a LOS of B. Therefore, there is sufficient capacity to accommodate the additional traffic generated by the park expansion.

PREVIOUS ACTIONS: None.

CONCURRENCES:

- The Planning and Zoning Board made a motion to approve (4-0, motion by Mr. Pisula, second by Mr. Davenport, Mr. Kuvn absent), at its December 8, 1999 meeting.
- Staff believes the proposed rezoning is consistent with the goal policies and objectives of the Town Comprehensive Plan.

FISCAL IMPACT: Not Applicable.

RECOMMENDATION(S): Motion to approve.

Attachment(s): Planning report, land use map, subject site map, and aerial.

Exhibit "A":

Original Report Date: 12/1/99

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: Town of Davie
Address: 6591 Orange Drive
City: Davie, FL 33314
Phone: (954) 797-1035

Agent:

Name: Cheryl Dolin, R.A. Project Manager
Address: 6591 Orange Drive
City: Davie, FL 33314
Phone: (954) 797-1191

BACKGROUND INFORMATION

Application Request: To rezone approximately 74.84 acres of property from AG, Agricultural District to RS, Recreation/Open Space District in order to expand Pine Island Park.

Address/Location: 3800 SW 92nd Avenue / Generally located between Pine Island Road and SW 92nd Avenue, south of SW 36th Street and north of Orange Drive.

Land Use Plan Designation: Residential (1 du/ac)

Zoning: AG, Agricultural District

Existing Use: Vacant Land within Pine Island Park

Proposed Zoning: RS, Recreation/Open Space District

Proposed Use: Expansion of Pine Island Park

Parcel Size: 74.84 acres (3,260,030 square feet)

Surrounding Land Use:

North: Single Family Homes (Forest Ridge).

South: Vacant Land

East: Multi-family dwellings (Isla Merita), Townhomes (Alpine Woods), and

West: Elementary School, Town of Davie Community Pool (Pine Island Park).

Surrounding Zoning:

North: PRD, Planned Residential Development.

South: AG, Agricultural District.

East: RM-10, Medium Dwelling District.

West: CF, Community Facilities District and RS, Recreation/Open Space District.

ZONING HISTORY

Related Zoning History: None

Previous Requests on same property: None

DEVELOPMENT PLAN DETAILS

In November 1998, a bond issue was approved earmarking \$8,000,000 for expansion of the park facilities (\$2,000,000 for construction cost of the multi-purpose building and \$6,000,000 for site/drainage improvements, new basket ball courts, tennis courts, a roller hockey rink and concession building).

The proposed building will be a one-story 19,079 square foot building which includes: 2 multi purpose rooms, game room, arts and crafts room, gymnasium, kitchen, lobby, reception office.

Applicable Codes and Ordinances

The Town of Davie Land Development Code is the applicable code.

Comprehensive Plan Considerations

Planning Area: The subject site falls within Planning Area 2. This area includes the westernmost section of the Town north of Orange Drive and south of SW 14th Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential at a density of one dwelling unit per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

The petitioner has provided a letter from the Broward County Planning Council indicating the proposed multi-purpose building is exempt from platting requirements (see attached letter from the Broward County Planning Council) .

Applicable Goals, Objectives & Policies:

Future Land Use Policy 11-2: The location and designation of lands for Recreation and Open Space use shall recognize the need for active and passive recreational facilities while preserving open spaces for aesthetic and environmental purposes.

Future Land Use Policy 1.1-3: The Town shall pursue the acquisition and development of park sites to satisfy the level of service standard, in accordance with the Capital Improvements Element.

Future Land Use Policy 1.1-7: Community-level park and recreational facilities shall be located so that it is accessible to the general public, and is not internalized within a particular neighborhood.

Staff Analysis

The Town of Davie currently owns 106.72 acres of land dedicated for park purposes, known as Pine Island Park. At the time of the original development of the park, the Town owned 31.88 acres providing for the existing community pool center, soccer fields, football fields and baseball fields. In January 1994, the Town purchased an additional 74.84 acres of contiguous land, zoned AG, Agricultural District with plans to expand the park facilities when funding became available.

Staff finds that the proposed rezoning is compatible with the adjacent and planned uses as follows: the small residential area to the west will be buffered by the existing facilities; Pine Island Lakes Townhomes, located at the southeast corner of the site, will be buffered by a heavily landscaped berm, approximate 70 feet wide, and approximately 150 feet of green area between the berm and the future ball field; the multi-family developments to the east will also be buffered by a landscape berm, Pine Island Road and an approximate 50 foot wide canal; and the residential homes to the north are buffered by an approximate 70 foot wide canal, a landscape berm and SW 36th Street.

According to Broward County traffic generation rates, the new park facilities could generate 1,796 trips per day, versus 715 trips per day if developed as single family homes. Currently, Orange Drive between 100th Avenue and Pine Island Road is operating at a Level of Service (LOS) A, with A being the best operating condition. Between Pine Island Road and University Drive, Orange Drive is operation at a LOS of B. Pine Island Road, between Orange Drive and Nova Drive is operating at a LOS of B. Therefore, there is sufficient capacity to accommodate the additional traffic generated by the park expansion.

Therefore, staff believes the proposed rezoning is consistent with the Town's Comprehensive Plan Policies, is compatible with the adjacent and planned uses, and will not have a negative impact on the affected roadway network.

Findings of Fact

Section 12-309(B)(1)

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

- (c) Existing zoning district boundaries are not logically drawn in relation to existing conditions on the property proposed for change;
- (d) The proposed change will not adversely affect living conditions in the neighborhood;
- (e) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;
- (f) The proposed change will not adversely affect other property values;
- (g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (h) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (i) There are not substantial reasons why the property cannot be used in accord with existing zoning.
- (j) The proposed zoning designation is not the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

Staff Recommendation

Recommendation: Based upon the above and the overall finding of facts in the positive, staff recommends approval of application no. ZB 11-1-99.

Planning and Zoning Board Recommendation

The Planning and Zoning Board made a motion to approve (4-0, motion by Mr. Pisula, second by Mr. Davenport, Mr. Kuvin absent), at its December 8, 1999 meeting.

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____





